

Euleless Development Report



Contact Information

Building Permits and
Certificates of Occupancy
Deborah Howard
(817) 685-1630
dhoward@ci.euleless.tx.us

Development Review Status
Holly Houston
(817) 685-1623
hhouston@ci.euleless.tx.us

General Contact
Director
Chris Barker
(817) 685-1637
cbarker@eulesstx.gov

Development Review and
Demographics
Stephen Cook, AICP
(817) 685-1648
scook@ci.euleless.tx.us

Rankings:

- ★ 34th on *Money Magazine's* Top 100 Best Places to Live in America
- ★ One of the Best Places to Raise Your Kids by *BusinessWeek Magazine* (2008)

April 2010

In this report:

- ★ Residential Growth and Development Case Activity
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Welcome to the Euleless Development Report. The report compiles demographic, growth and economic information that is provided or tracked by various City of Euleless departments. Although the report will be updated monthly, some of the data will be updated quarterly or even on an annual basis. For example, population estimates are typically updated annually.

This report is available on-line:
www.eulesstx.gov/planning/devserv.htm

Residential Growth and Development Case Activity

Residential Permits Apr 2010	Permits in Apr		Permits YTD		Value in Apr			Value YTD		
	2009	2010	2009	2010	2009	2010	Ave 4/10	2009	2010	Ave 10
New Residential Construction	8	11	18	42	\$2,154,022	\$3,496,790	\$317,890	\$7,538,842	\$12,864,944	\$306,308
Additions/Alterations	9	14	35	51	\$30,696	\$87,683	\$6,263	\$222,431	\$309,293	\$6,065
Residential Fence Permits	19	19	25	50	\$47,782	\$18,242	\$960	\$86,609	\$41,667	\$833
Total Residential Permits	36	44	78	143	\$2,232,500	\$3,602,715		\$7,847,882	\$13,215,904	

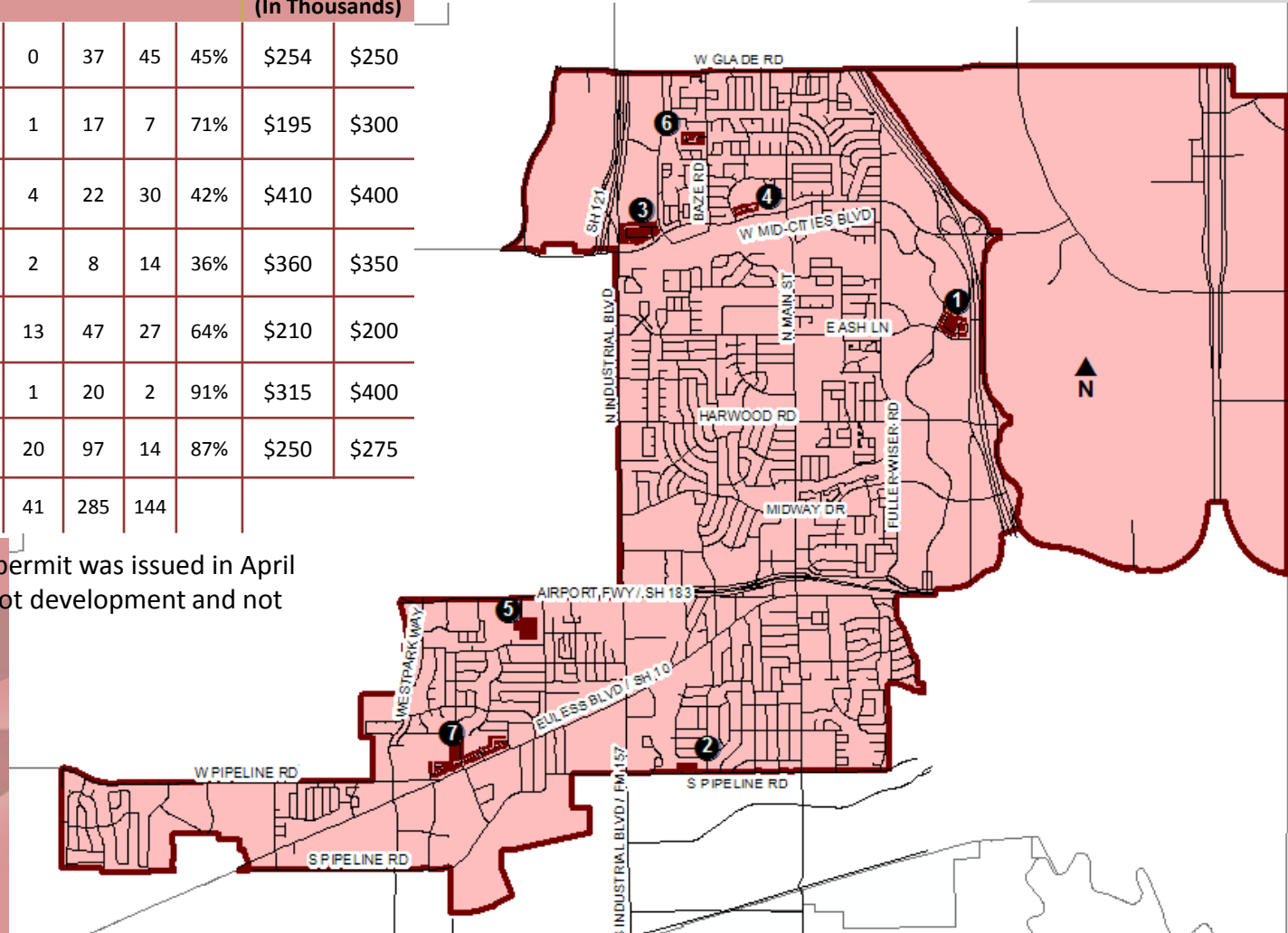
Development Review Cases April 2010

Case Number	Project Name	Location	Initial Submittal Date	DRC Approval Date	Planning & Zoning Date	City Council Date
#10-01-CC	David H. Arrington Gas Well Operations Permit	1051 Westpark Way	01-25-10	Still in Progress	N/A	N/A
#10-02-CC	Chesapeake Gas Well Operations Permit	E. Mid-Cities Boulevard (near State Highway 360)	01-29-10	Still in Progress	N/A	N/A
#10-03-CC	Chesapeake Gas Well Pad Site	E. Mid-Cities Boulevard (near State Highway 360)	01-29-10	Still in Progress	N/A	TBD
#10-07-CC	David H. Arrington Gas Well Pad Site Revision	1051 Westpark Way	04-12-10	Still in Progress	N/A	TBD
#10-08-CC	Mosier Valley Eagles Pathfinder Club Fundraiser Sale	701 S. Industrial Boulevard	04-16-10	N/A	N/A	04-27-10
#10-01-PD	Ridge Crest Estates	2300 N. Main Street	04-12-10	Still in Progress	TBD	TBD
#09-05-RP	Greek Orthodox Church	303 Cullum Drive	07-14-09	Still in Progress	TBD	N/A
#09-04-SP	Greek Orthodox Church	303 Cullum Drive	07-14-09	Still in Progress	TBD	TBD
#10-01-SP	Texas Car Title	601 N. Main Street	01-11-10	03-23-10	04-06-10	04-27-10
#10-02-SP	Davis Machine & Manufacturing	1503 Royal Parkway	01-11-10	03-23-10	04-06-10	04-27-10
#10-03-SP	My Credit Union	1014 N. Industrial Boulevard	04-06-10	Still in Progress	TBD	TBD
#10-04-SP	Sheet Metal Workers Local 68	1020 S. Industrial Boulevard	04-13-10	Still in Progress	TBD	TBD
#10-05-SP	Airport Freeway Animal Clinic	833 W. Airport Freeway	04-26-10	Still in Progress	TBD	TBD
#09-09-SUP	Community Mortuary Services	2215 W. Pipeline Road #A	11-28-09	03-09-10	04-06-10	05-11-10
#10-02-SUP	Hope International Church	1361 W. Euless Boulevard	03-25-10	Still in Progress	TBD	TBD
#10-03-SUP	Adam's Auto Services	1600 W. Euless Boulevard	04-13-10	Still in Progress	TBD	TBD
#10-01-UDC	Add Section 84-447 "Construction Erosion and Sediment Control"	Within City of Euless boundaries	04-14-10	N/A	04-20-10	05-11-10
#10-02-UDC	Add Section 84-448 "Post-Construction Storm Water Management"	Within City of Euless boundaries	04-14-10	N/A	04-20-10	05-11-10

Active Residential Subdivisions

Map Ref #	Most Active Subdivisions	Platted Lots	Apr Starts	YTD Starts	Total Starts	Lots Avail	% Built	Starting Sales Price (In Thousands)	Ave Permit Value
1	Brookside at Bear Creek	82	0	0	37	45	45%	\$254	\$250
2	Courtyards Addition	24	1	1	17	7	71%	\$195	\$300
3	Creekwood Estates	52	2	4	22	30	42%	\$410	\$400
4	Running Bear Estates	22	1	2	8	14	36%	\$360	\$350
5	The Enclave at Wilshire Park	74	3	13	47	27	64%	\$210	\$200
6	Thousand Oaks	22	0	1	20	2	91%	\$315	\$400
7	Villas at Texas Star	111	3	20	97	14	87%	\$250	\$275
Totals:		429	10*	41	285	144			

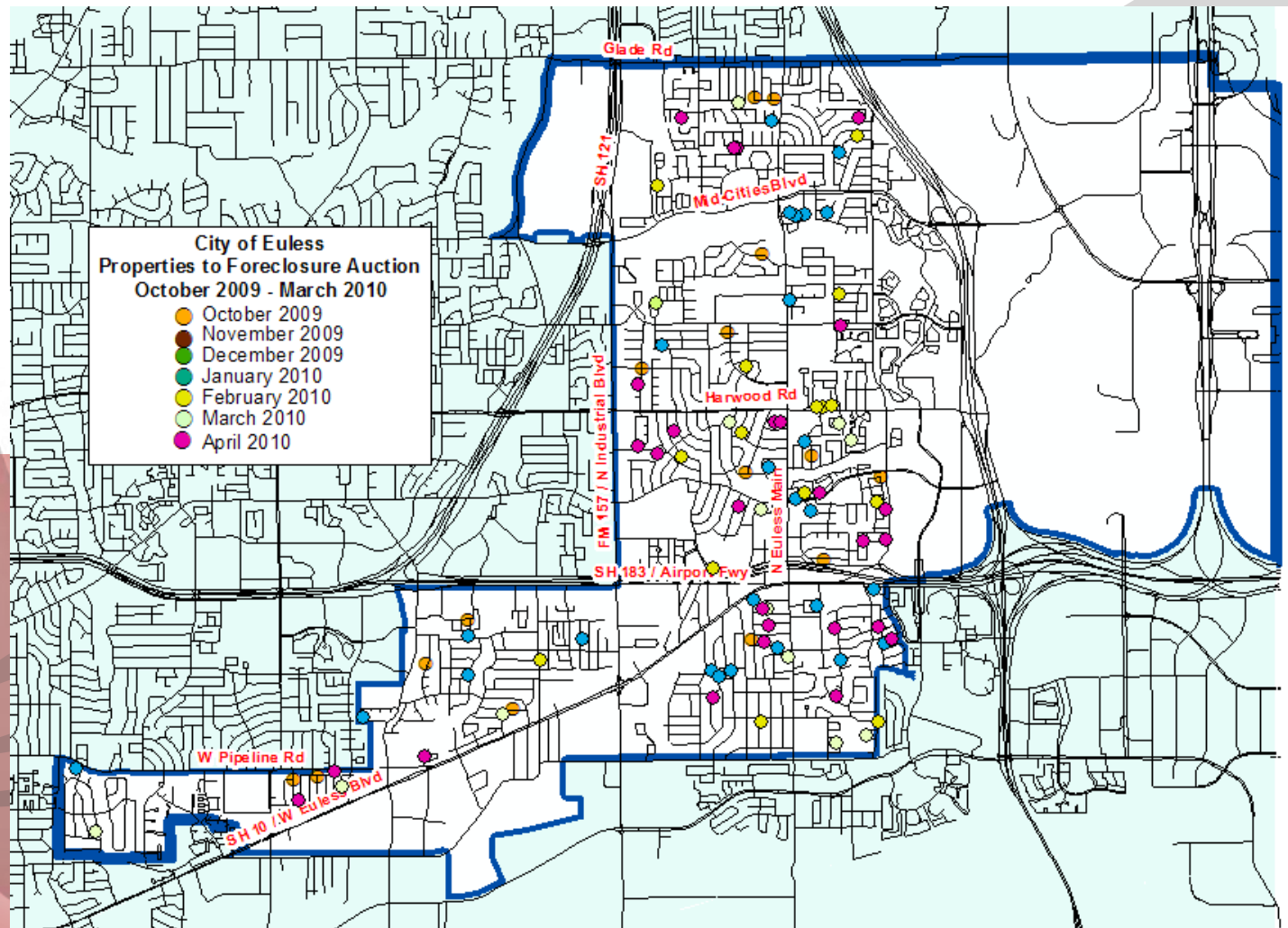
*Note: One new residential permit was issued in April which was counted as infill lot development and not counted in this list.



Foreclosure Activity

Foreclosure Auctions

	Oct-09	Nov-09	Dec-09	Jan-10	Feb-10	Mar-10	Apr -10
City of Euless	41	38	35	49	31	31	35
Tarrant County	1,975	1,817	1,746	1,855	1,542	1,834	2,067



Commercial Development

Commercial Permits Apr 2010	Permits in Apr		Permits YTD		Value in Apr		Value YTD	
	2009	2010	2009	2010	2009	2010	2009	2010
New Commercial Construction	1	1	3	2	\$3,333,244	\$70,000	\$4,181,959	\$3,006,750
Additions/Alterations	3	5	4	12	\$132,500	\$525,052	\$739,000	\$2,700,904
Comm. Fence Permits	3	0	3	1	\$6,130	\$0	\$40,906	\$1,000
Total Commercial Permits	7	6	10	15	\$3,501,874	\$595,052	\$4,961,865	\$5,708,654

Significant Commercial Permits April 2010

Issue Date	Business Name	Address	Permit Type
4/28/2010	Yogurt Story	2720 SH 121	New Commercial

Commercial Certificates of Occupancy Apr 2010

Issue Date	Business Name	Address	Classification	SQ Foot
4/12/2010	Shinoda USA	1131 S Airport	Metal Working Machinery	5200
4/20/2010	Tequila Rain Cantina and Grill	451 N Main Street	Restaurant	4400
4/22/2010	Bungalow II, Inc	1100 Pamela Dr	Furniture Store	50000

Miscellaneous Permits Apr 2010	Permits in Apr		Permits YTD	
	2009	2010	2009	2010
Accessory Building	0	3	4	5
Electrical Permit	8	12	43	53
Garage Sale	81	126	179	218
Lawn Sprinkler	15	20	32	49
Mech. Condensor	0	0	1	1
Mechanical Permit	13	15	47	52
Plumbing Permit	27	42	120	140
Roofing Permit	11	13	33	48
Sewer Line Repair/Replace	3	0	4	0
Sign Permit	5	3	34	46
Special Event Sign Permit	2	0	11	8
Swimming Pool	0	1	2	3
Total Misc. Permits	165	235	510	623

Code Enforcement

Code Enforcement Cases Apr 2010		Cases in Apr		Cases YTD	
Case Type	Common Violation	2009	2010	2009	2010
Building Cases	No Building Permit	1	1	4	3
	Plumbing Violation	0	1	1	4
	Electrical Violation	2	0	18	1
	Property Maintenance	30	4	71	14
	Minimum Housing	10	13	40	37
	Dangerous Conditions/Structures	1	0	1	0
	Screening Swimming Pools/Spa	0	0	2	0
	Accessory Buildings	1	0	2	0
	Permit Required for Sales	0	0	1	0
Health	Nuisance - Pools/Spas Clarity	2	1	6	3
Littering and Trash	Trash/Littering	31	28	60	55
	Littering/Life Safety (24hrs)	2	0	7	0
Property Maintenance (Weeds)	High Grass and Weeds	153	137	184	182
Water	Watering Violations	0	0	1	0
Zoning Violations	Nuisance Other	1	1	1	3
	Garbage Collection/Pick Up Req.	9	5	22	5
	Solid Waste Other	0	0	1	0
	Illegal Outdoor Storage (Non Res)	0	1	1	2
	Illegal Outdoor Storage (Res)	20	5	61	17
	Fences/Walls In Disrepair	12	3	42	5
	Parking on Unpaved Surfaces	10	1	39	5
	Zoning Violation (Other)	1	0	3	0
	Signs/Billboards	3	0	11	1
	Poss Illegal Home Occupation	1	2	9	2
	Materials on ROW/Street	1	2	6	2
TOTALS		291	205	594	341

Demographics and Data

Location:

Halfway between Dallas and Fort Worth on S.H. 183 bordering the southwest corner of DFW Airport

Education:

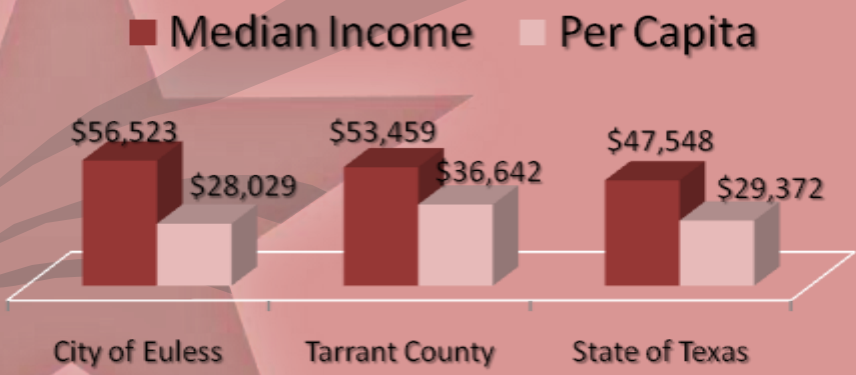
Served by award winning Hurst-Euless-Bedford (HEB) ISD and Grapevine-Colleyville ISD

Recreation:

Euless maintains 18 parks; 3 community buildings, 3 swimming pools, 2 amphitheaters; conference center; tournament level golf course; youth and adult sport complex and an ice hockey facility.

2030 Population Projections							
	2000	2005	2010	2015	2020	2025	2030
Population	46,202*	50,786	51,910	54,444	56,724	60,671	62,314
Households	19,456*	21,275	21,733	22,739	23,520	24,987	25,500
Employment	18,403	23,316	26,866	30,945	33,361	33,458	33,477
Source: NCTCOG, *US Bureau of Census							

Population Estimates	2000 Census	2010 Estimate	Numerical Change	Percent Change 2000-2009
Euless	46,005	54,700	8,695	19%
Tarrant County	1,446,219	1,829,400	383,181	26%
State of Texas	20,851,820	24,782,302	3,930,482	19%
Source: NCTCOG, US Bureau of Census				



The City of Euless (Incorporated 1953) currently contains 16.9 square miles. Approximately 31% of the City is contained within the Dallas Fort Worth International Airport.

Development Milestones

★ New Restaurants Open in Euless

Tequila Rain has opened at 451 N. Main Street and Church's Chicken at 230 W. Harwood Road in the past month.

Tequila Rain has moved into their new accommodation through the redevelopment of an existing structure on Main Street.

Church's Chicken has a new structure on Harwood east of Main Street.

